



To enrich lives through effective and caring service



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

Thursday, June 28, 2007, 6:30 p.m.

**Burton W. Chace Park Community Building**  
13650 Mindanao Way ~ Marina del Rey, CA 90292

#### Design Control Board Members

Susan Cloke – Chair	- First District
David Abelar – Member	- Second District
Peter Phinney, AIA – Member	- Fourth District
Tony Wong, P.E. – Member	- Fifth District
Vacant	- Third District

#### 1. Call to Order, Action on Absences, Pledge of Allegiance and Order of Agenda

*The Chair advises all attendees that due to time considerations, the Board may be unable to hear all the items placed on the agenda for this meeting.*

#### 2. Approval of Minutes

May 17, 2007

May 31, 2007

#### 3. Design Control Board Reviews

A. Parcels 100 & 101 – Del Rey Shores – DCB #05-003-B

Approval of the record of the DCB's May 17, 2007 action for conditional approval of redevelopment project

B. Parcel 1S – Del Rey Fuel – DCB #07-006

Approval of the record of the DCB's May 17, 2007 action for conditional approval of redevelopment project

C. Parcels 52 & GG – Boat Central – DCB #07-005

Approval of the record of the DCB's May 31, 2007 action for disapproval of redevelopment project

#### 4. Old Business

NONE

**5. New Business**

A. Parcel 75 – Marina Professional Building – DCB #07-007  
Consideration of signage for Playa Marina Urgent Care

B. Parcel 141 – Marina Beach Marriott Hotel – DCB #07-008  
Consideration of signage for *glow*

C. Election of Officers

**6. Staff Reports**

A. Temporary Permits Issued by Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report
- Marina del Rey and Beach Special Events

**7. Comments From The Public**

Public comment within the purview of this Board (three minute time limit per speaker)

**8. Adjournment**

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

**Project Materials:** All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

**Please Note:** The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

**Departmental Information:** <http://beaches.co.la.ca.us> or <http://labeaches.info>



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

June 21, 2007

TO: Design Control Board  
FROM: Stan Wisniewski, Director   
SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS:  
DCB REVIEW #05-003-B, #07-006 and #07-005**

The Design Control Board's actions from March 17 and 31, 2007 are attached:

- A. Parcels 100 & 101 – Del Rey Shores – DCB #05-003-B
- B. Parcel 1S – Del Rey Fuel – DCB #07-006
- C. Parcels 52 & GG – Boat Central – DCB #07-005

SW:CM:CS  
Attachments (3)

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #05-003-B

**PARCEL NAME:** Del Rey Shores

**PARCEL NUMBER:** 101 & 101

**REQUEST:** Further consideration of redevelopment project.

**ACTION:** Approved, per the submitted plans on file with the Department.

**CONDITIONS:**

- 1) Applicant to return with further definition of the landscape, showing how the central area will be populated with furniture and providing more information on the plant pallet, including increasing the number of native or compatible plants;
- 2) Applicant to return with further information on the lighting levels, including Mr. Phinney's comments on more particular attention to certain plants that could benefit from having lighting on them and also comments on no night sky lighting and reducing any impact on neighbors or anyone else; and
- 3) Applicant to further explore the animation of the front stairs and provide an explanation of what happens under the colonnade.

**MEETING DATE:** May 17, 2007

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #07-006

**PARCEL NAME:** Del Rey Fuel

**PARCEL NUMBER:** 1S

**REQUEST:** Consideration of redevelopment project.

**ACTION:** Approved, per the submitted plans on file with the Department.

**CONDITION:** Applicant to investigate the use of translucent materials as a part of the dock's design.

The board also made a recommendation to Regional Planning that it require from the applicant a full sustainability plan from demolition through construction to operation and maintenance.

**MEETING DATE:** May 17, 2007

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #07-005

**PARCEL NAME:** Boat Central

**PARCEL NUMBER:** 52 & GG

**REQUEST:** Further consideration of redevelopment project.

**ACTION:** Disapproved (unanimously), for the reasons listed below.

**REASONS:**

- 1) The proposed project will extend out over the water; and
- 2) The proposed project will provide no public promenade along the waterfront.

**MEETING DATE:** May 31, 2007



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

June 21, 2007

TO: Design Control Board  
FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5A – PARCEL 75 – MARINA PROFESSIONAL BUILDING – DCB #07-007**

Item 5A on your agenda is a signage submittal for Playa Marina Urgent Care in the Marina Professional Building, at 4560 Admiralty Way. The application before your Board is for three new signs: two new building façade signs; and, a set of new inserts for an existing pole sign.

#### Building Façade Signs

The building façade signs are add-on cabinet signs for the north and south walls of the building. The north façade faces the parking lot (Parcel 94) and the south façade faces Bali Way. Both signs will read "PLAYA MARINA WALK-IN URGENT CARE" and will be placed on an aluminum box finished with Navy Blue enamel paint and Sunflower Yellow vinyl lettering. All text will be upper case with a height of 9 inches. The aluminum frame will be bolted to the wall with concrete screws and anchors. Both façade signs will be manufactured from 0.09-inch thick aluminum and made into a 3-inch deep by 8-foot wide by 4-foot high cabinet box.

#### Freestanding Pole Sign

The double-sided freestanding pole sign consists of two replacement sign faces for an existing pole sign located in front of the building facing Admiralty Way traffic. The sign face will measure 8 feet wide by 12 feet high and will be made of white Lexan® polycarbonate with Navy Blue trim and lettering. The only significant change from the previous sign will be the name of the new tenant in the header copy, "PLAYA MARINA WALK-IN URGENT CARE", which will be in Sunflower Yellow lettering. The header copy will have two sizes: 5.25 inches tall for "PLAYA MARINA WALK-IN", and 9 inches tall for "URGENT CARE". The Navy Blue copy will vary in size from 2.5 inches to 9 inches high. Both sign faces will slide into the existing freestanding tower.

#### **STAFF REVIEW**

#### Building Façade Signs

The building façade signs are new identification signs for the building. Per the 1971 *Revised Permanent Sign Controls and Regulations*, these signs are allowed on street frontages of a "size and quantity compatible with the scale of the structure as determined by the Design Control Board." Staff believes these signs are compatible for the building faces on which they will be mounted and recommends approval. Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

Freestanding Pole Sign

The double-sided freestanding pole sign is a replacement of the existing sign faces. Staff believes these replacement faces are compatible with the pole on which they will be mounted and recommends approval. Signage shall be subject to further review and approval by the Department of Regional Planning following your Board's approval.

Recommendation

The Department believes the proposed signs are compatible with the scale of the building structure. The proposed signs are consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the signs.

**The Department recommends APPROVAL of DCB #07-007, with the condition that the applicant obtain further review and approval of the signage by the Department of Regional Planning.**

SW:CM:CS:ks



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June 21, 2007

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5B – PARCEL 141 – MARINA BEACH MARRIOTT HOTEL - DCB #07-008**

Item 5B on your agenda is an after-the-fact submittal for monument signage at the Marina Beach Marriott Hotel located at 4100 Admiralty Way.

#### New Signage

The new logo monument sign is located at the vehicular driveway to the porte-cochere along Admiralty Way and mounted on an existing stucco clad concrete sign pedestal. The sign panel is constructed from clear plexiglass and contains the word "glow" etched in 6-inch tall lowercase letters 1 foot 11 ¼ inches wide and painted in a graded golden brown. The panel measures 3 feet 9 inches wide by 1 foot 11 inches tall by 2 inches thick, and it includes a 2-inch wide frame.

The pedestal on which the sign rests is 5 feet long, 1 foot 11 inches high, and its thickness tapers from 1 foot 8 inches at its base to 10 inches at its top. The pedestal and sign are surrounded by existing seasonal color landscaping beds.

#### Lighting

The sign contains internal LED lighting under the base of the plexiglass panel that turns on at dusk and off at dawn.

#### Materials

The sign panel is made of 2-inch thick clear plexiglass and is surrounded by a 2-inch thick black steel frame.

#### **STAFF REVIEW**

The new logo monument sign measures 3 feet 8 inches high, from grade to top of sign, and the base, which measures 5 feet long at the bottom, tapers from 1 foot 8 inches wide at its bottom to 10 inches at its top. The LED lighting provides subtle, yet well illuminated lettering, serving to make the sign appear as if it is glowing. The proposed sign provides critical visibility and increases public awareness of the *glow* lounge, as it is not visible from outside the building.

The proposed identification sign is a freestanding sign, which is allowed at a maximum of 1 sign within every 5 acres of land. The Marina Beach Marriott parcel is approximately 3.5 acres and does not have any signs of this type. According to the 1971 *Revised Permanent Sign Controls and Regulations*, the size of this type of signage must neither exceed 96 square feet, nor have dimensions greater than of 8 feet by 12 feet. The proposed sign structure measures 60 inches wide by 45 inches high total, well within the allowable configuration.

**Recommendation**

The proposed signage is consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is located far enough back from Admiralty Way that it will not obscure the view of exiting drivers.

The Department recommends **APPROVAL** of DCB #07-008, with the condition that the applicant obtain further review and approval of the signage by the Department of Regional Planning.

SW:CM:CS:ks



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June 21, 2007

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *SWisniewski*

SUBJECT: **AGENDA ITEM 5C – ELECTION OF OFFICERS**

Your election of officers is included as item 5C on your agenda pursuant to the Board's Statement of Aims and Policies dated February 19, 1987, which state in relevant part, "At its June meeting each year, the Board elects a chairman and vice chairman to preside over meetings during the following year."

SW:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

June 21, 2007

TO: Design Control Board  
FROM: Stan Wisniewski, Director *SW*  
SUBJECT: **AGENDA ITEM 6A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 6A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and tents. Since our last report, the Department issued the following:

**TP #07-005 -** Temporary permit for five tents at the Marina del Rey Ritz-Carlton. The tents are permitted from June 22, 2007 through June 26, 2007.

Additional information is provided in the attachment.

SW:CM:CS  
Attachment



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June 13, 2007

Stan Wisniewski  
Director

Kerry Gottlieb  
Chief Deputy

James Paola  
Aztec Tents/Classic Party Rentals  
2310 E. Imperial Hwy  
El Segundo, CA 90245

**TEMPORARY TENTS AT THE RITZ-CARLTON HOTEL  
(TP 07-005)**

Dear Mr. Paola:

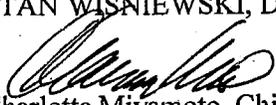
By means of this letter and the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380), the Marina del Rey Ritz-Carlton and Aztec Tents are permitted to place five (5) tents on the hotel premises at 4375 Admiralty Way, Marina del Rey. The tents will be sized as follows and placed according to the attached site plan:

- One 50-foot by 100-foot white vinyl tent, oriented with the long axis north-south, on the eastern side of the sport court area; and
- Four 10-foot by 10-foot white vinyl tents, placed in an east-west axis, adjacent to the south side of the tent above.

The tents are permitted from June 22, 2007 to June 26, 2007, and must be removed by noon on June 27, 2007. Failure to remove the tents by this time will result in their removal and storage by the County of Los Angeles at your expense. Please note: during this event, public access along the waterfront promenade must be maintained. If you have any further questions or requests, please contact Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SW:CM:CS

Cc: Wayne Schumaker  
Mark Spiro  
Lynn Atkinson  
Steven Green  
Micheal Kerzie  
Maureen Sterling



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June 13, 2007

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

James Paola  
Aztec Tents/Classic Party Rentals  
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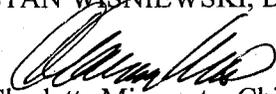
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STAN WISNIEWSKI, DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SW:CM:CS

Cc: Wayne Schumaker  
Mark Spiro  
Lynn Atkinson  
Steven Green  
Micheal Kerzie  
Maureen Sterling



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June 21, 2007



TO: Design Control Board

FROM: Stan Wisniewski, Director

Stan Wisniewski  
Director

Kerry Silverstrom  
Chief Deputy

SUBJECT: **AGENDA ITEM 6B - ONGOING ACTIVITIES REPORT**

**BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

After several continuances, the Board held a hearing on June 19 on adoption of an affordable housing policy for Marina del Rey. Based upon a financial analysis of various options and scenarios for moderate and low income housing in the Marina prepared by staff at the Board's instruction, the Board voted that the affordable housing policy incorporate:

- (1) A goal that, out of the net new residential units, five percent be set aside as low income units and five percent be set aside as moderate income units;
- (2) A requirement that replacement affordable housing units be replaced on a like-for-like basis; and
- (3) A requirement that the affordability covenant remain for the entire length of the lease.

The appropriate environmental document reflecting these parameters is being prepared and will be circulated for public review and comment, to be brought to the Board, along with the revised affordable housing policy, within 90 days.

Also at its June 19 meeting, consistent with its March 27 decision, the Board approved an amendment to the Marina del Rey Local Coastal Program (LCP), the purpose of which is to modify the scope of the Design Control Board's (DCB) review of projects in the Marina del Rey planning area and to clarify the respective obligations of the DCB and those of the Regional Planning Commission (RPC). Specifically, the Board:

- (1) Found that the DCB should review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989, the Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified Local Implementation Program (LIP);
- (2) Modified the time at which the DCB will conduct its review. The amendment provides that the DCB must complete a conceptual review of a proposed project and make recommendations on the application to the RPC within 120 days of a Coastal Development Permit (CDP) application being filed with the Department of Regional Planning. The RPC, in turn, will be required to consider any DCB comments and recommendations in its review of the CDP application;

- (3) Provided that the DCB will conduct a final review of the architectural design (e.g., materials, colors, landscaping and signs) that will take place after the RPC has made its final decision on a project's land use entitlements and site plan;
- (4) Found that the proposed LCP amendment is de minimis or minor in nature and recommended that the California Coastal Commission Executive Director so find upon submittal of the proposed amendment to the Executive Director by the County; and
- (5) Instructed the Department of Regional Planning to transmit the Marina del Rey Local Coastal Program amendment to the California Coastal Commission for approval.

At its May 22 meeting, the Board approved and signed the Option for Lease Agreement granting to Marina del Rey Boat Central, a California limited partnership, the right to lease Parcels 52R & GG for 60 years for development of boat storage facilities.

Also at its May 22 meeting, the Board held a public hearing for proposed Marina Water System water rate restructuring and increase as recommended by the County's Public Works Department. Upon the hearing's close, the Board approved the Marina del Rey Water System water rate restructuring (a) from a quantity charge into a service charge of \$2.12 per month per Water Demand Factor over a three-year period and a quantity charge reduced from \$1.60 to \$1.56 per 100 cubic feet and (b) increase in the surcharge for the Accumulative Capital Outlay Fund from \$0.95 to \$1.10 per 100 cubic feet of water.

At the Board's May 15 meeting, the Board took the necessary actions to authorize the demolition of an existing 202-unit apartment complex and subsequent construction of a 544-unit apartment complex on Marina del Rey Parcels 100 and 101 (Del Rey Shores), consisting of twelve buildings 75 feet in height (five stories of apartments over two levels of parking).

### **LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE**

County and Coastal Commission staff met on Wednesday, May 30, at which time County staff shared with Coastal staff their mental impressions with respect to the revised staff report on the Marina del Rey Local Coastal Program (LCP) periodic review. Thereafter, the Director met with the Coastal Commission Executive Director on June 14 to further discuss areas of disagreement with respect to Coastal staff's report. The matter has been placed on the Commission's July agenda, which is being held in San Luis Obispo, and has been scheduled as item 15a on Thursday, July 12.

### **SMALL CRAFT HARBOR COMMISSION MINUTES**

The minutes from the April 11, 2007 meeting are attached.

### **MARINA DESIGN GUIDELINES UPDATE**

Keith Gurnee of RRM Design Group, the consultant selected to develop Marina Design Guidelines, hosted a meeting on June 12, 2007 with DCB Chair Susan Cloke, DCB Member Peter Phinney, and County staff. He provided his critique of the Design Guidelines previously prepared by another consultant to the Department and presented RRM's proposed design principles for discussion. Stakeholder interviews are now going to be scheduled, after which the design principles will be drafted with the assistance of an ad hoc committee to include public representation and, thereafter, brought to the DCB for consideration in a public meeting.

## **REDEVELOPMENT PROJECT STATUS REPORT**

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site ([marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)).

## **MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY**

#### **MARINA DEL REY WATERBUS**

June 29 through September 3, 2007

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Six boarding stops throughout the Marina offer opportunities to shop, dine and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way. There are day passes available for \$5.00 and season passes available for \$30.00.

#### **June 29 – September 3**

Fridays: 5:00 pm – midnight

Saturdays: 1:00 am – midnight

Sundays: 11:00 am – 9:00 pm

#### **Holiday Schedule**

4<sup>th</sup> of July: 11:00 am – midnight

Labor Day: 11:00 am – 9:00 pm

#### **Marina Summer Concert Schedule**

Thursday, July 12: 5:00 pm – midnight

Thursday, July 26: 5:00 pm – midnight

Thursday, August 9: 5:00 pm - midnight

Thursday, August 23: 5:00 pm - midnight

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare.

#### **Boarding locations are:**

Marina "Mother's" Beach  
4101 Admiralty Way

Fisherman's Village  
13755 Fiji Way

Burton Chace Park (ADA accessible)  
13650 Mindanao Way

Waterfront Walk (ADA accessible)  
4433 Admiralty Way, Fire Station #110

Dolphin Marina (ADA accessible)  
13900 Panay Way, Dock Gate #C-200

Marina Harbor (ADA accessible)  
13928 Tahiti Way, Dock Gate #A-2200

Ample parking is available at nearby Los Angeles County lots for a reasonable fee. For more information call: Marina del Rey Information Center at (310) 305-9545

### **MARINA DEL REY OUTDOOR ADVENTURES**

Sponsored by the Los Angeles County Department of Beaches and Harbors  
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292

#### **Bird Watching Experience Program**

Thursday, June 28, at 9:00 am

Last chance to take advantage of this free County-sponsored bird-watching walk for adults, which will take place at various sites in the Ballona Wetlands. Participation, parking and transportation to tour site are all free. Pre-registration is a must!

For registration and information call: Burton Chace Park at (310) 305-9596

### **MARINA DEL REY FOURTH OF JULY FIREWORKS**

Wednesday, July 4, at 9:00 pm

The traditional fireworks extravaganza over the main channel in Marina del Rey will be presented on Wednesday evening, July 4, starting promptly at 9:00 p.m. This event is sponsored by the Los Angeles County Department of Beaches and Harbors. The fireworks are choreographed to patriotic music, which will be broadcast by radio station KXLU 88.9 FM in sync with the pyrotechnic display. The music will be relayed over loudspeakers in Burton Chace Park.

Parking is available in County lot 4 on Mindanao Way and County lot 5 on Bali Way for a reasonable fee. Fireworks may also be viewed at Fisherman's Village and throughout Marina del Rey.

For more information call: Marina del Rey Information Center at (310) 305-9545

### **THE MARINA DEL REY SUMMER CONCERT SERIES 2007**

Presented by Arrowhead Mountain Spring Water

July 12 through August 23 from 7:00 – 9:00 pm

Waterside at Burton Chace Park

13650 Mindanao Way

The Thursday, July 12<sup>th</sup>, opening performance will include the 80-voice Southern California Master Chorale, performing with Maestro Frank Fetta and the Marina del Rey Summer Symphony, *Serenade to Music* by Ralph Vaughan-Williams, *These Things Shall Be* by John Ireland and *Carmina Burana* by Carl Orff. Guest soloists are soprano Lori Stinson, baritone Ralph Cato and tenor Philip Park. The traditional presentation of the colors and water display will take place at 7:00 p.m.

The first Saturday pop concert is scheduled for July 21 and will feature Amanda McBroom with her instrumental ensemble.

Parking is available in County lot 4 on Mindanao Way and County lot 5 on Bali Way for a reasonable fee.

For more information call: Marina del Rey Information Center at (310) 305-9545

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC  
All concerts from 2:00 pm - 5:00 pm

**Saturday, June 30**

Scott Martin Latin Soul Band, playing Latin Jazz & Soul

For more information call: Pacific Ocean Management at (310) 822-6866

**BEACH EVENTS**

**BEACH SHUTTLE**

May 25 – September 3, 2007

Fridays and Saturdays from 10:00 am – midnight

Sundays and Holidays from 10:00 am – 8:00 pm

Marina del Rey Thursday Summer Concerts from 5:00 – 10:00 pm

Catch a free ride on the Playa Vista Beach Shuttle to and from Playa Vista, Marina del Rey, Playa del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Summer Concerts, which begin July 12th.

For more information call: Marina del Rey Information Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200. Brochure available at <http://beaches.lacounty.gov> or [www.playavista.com](http://www.playavista.com).

**MR. & MS. MUSCLE BEACH**

Venice Beach

1800 Ocean Front Walk

Wednesday, July 4<sup>th</sup>

9:00 am – 6:00 pm

Los Angeles City Department of Recreation & Parks will host its annual bodybuilding, figure, and swimsuit competitions at Venice Beach on Wednesday, July 4th. Event is free and open to the public.

For more information call: Los Angeles City Department of Recreation and Parks at (310) 399-2775 or Joe Wheatley Productions at (818) 922-4626

SW:CM:ks  
Attachments (2)

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
APRIL 11, 2007**

**Commissioners**

Searcy Harley, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D; Vanessa Delgado, MPA; Christopher Chuang-Lin, PhD **(Absent)**

**Department of Beaches and Harbors**

Stan Wisniewski, Director

**Also Present**

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Captain Mary Campbell, Sgt. Michael Carriles, and Deputy John Rochford from the Sheriff's Department

**1. CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE**

Chairman Searcy called the meeting to order at 9:35 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

**2. APPROVAL OF MINUTES**

Chairman Searcy moved and Commissioner Landini second a motion to approve the March 14, 2007 minutes. The motion passed unanimously.

Tim Riley stated that Item 5, Section C of the last paragraph should read; "The motion passed unanimously."

**3. REGULAR REPORTS**

**a. Marina Sheriff – Crime Statistics**

Sgt. Carriles stated there were no significant increases in crimes. He stated that theft crimes were predominant from items being visible in vehicles and that there were two unrelated suicides on March 6, 2007.

**--- Enforcement of Seaworthy & Liveboard Sections of the Harbor Ordinance**

Dep. Rochford said the total liveboards decreased from an accounting error from the Marina Boatyard, but that the percentages still remain the same.

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Carla Andrus stated she has requested copies of the Seaworthy Liveboard Reports and would be able to discuss at the next meeting.

**b. Marina del Rey and Beach Special Events**

Mr. Wisniewski discussed the upcoming events and suggested that it be posted in the Argonaut. The MdR and Beach Special Events were submitted and discussed at the meeting.

**c. Marina del Rey Convention and Visitors Bureau**

Ms. Moore stated that detailed information on bird watching is available on the Departments website at [www.visitmarina.com](http://www.visitmarina.com) including exact schedules of other activities and events. She commented that the Bureau launched an aggressive media relation's outreach and has initiated over forty contacts. The Bureau has ten pending media placements for stories and articles. Thirty-five contacts were made at the Southern California Corporate Travel Trade Show Media Planners meeting. She said she would be attending an exhibit in Northern California and the Western US meeting in June. In conclusion, she said that in 2006 hotels in MdR generated \$5.8 million in hotel bed tax to the County, which was a 10% increase.

#### **CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Andrus asked what was the hotel occupancy.

Ms. Moore said that in the past year hotels were in transitions and may have been as low as 70%, but at this point there is an increase in average rate hotel room rate. MdR has the advantage of still being below the Westside average as far as hotel room cost.

#### **4. OLD BUSINESS**

##### **a. Panay Way Marina Boat Slip Eviction of Ruben Cardona (continued from March 14, 2007)**

Mr. Wisniewski stated at the March 14, 2007 meeting the Commission requested that Mr. Sherman Gardner and Mr. Horia Ispas attend the April 11, 2007 meeting and provide written documentation containing the tenancy of Mr. Rueben Cardona. The Commission also requested that the Department invite Mr. Cardona to attend this meeting, which was done and a copy of the letter was submitted.

Mr. Gardner commented that it was very disrespectful that the tenant was absent, but would be happy to discuss further if the tenant were present.

Commissioner Lesser asked was confidential information in Mr. Cardona's file and would it be a problem if something were released from his lease file without his consent.

Mr. Faughnan stated that he could not answer that question without knowing what Mr. Gardner has in his file. He does not handle private party issues, but could look into it. If they were advised from their Counsel of legitimate concerns for privacy and asked for written consent it is not an unreasonable request to make.

Chairman Searcy asked was the document submitted to Mr. Cardona.

Mr. Gardner stated it was not and did not know how to reach him.

Mr. Wisniewski said this was a non-commercial agreement. The County typically allows the Lessee to manage percent to laws of California. He suggested that Mr. Gardner's response be sent to Mr. Cardona asking him to inform the Commission when he would give the Department notice as to when he would be attending so that this could be placed on the agenda.

#### **CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Mr. Jun Yang commented that at the March 14, 2007 meeting Mr. Gardner and Mr. Ispas from Panay Way Marina were asked to come prepared with violations. At that time they stated there were no violations, Mr. Cardona left on his own accord and was already a tenant of King Harbor. Mr. Yang stated that Mr. Cardona informed him this was not true.

Ms. Nancy Marino commented that disrespect is an issue, the Lessee has been late twice and the agenda was readjusted. She said Mr. Wisniewski stated at the February meeting that it would have been inappropriate for Panay Way to invite Mr. Cardona back because of certain unspecified violations. Since the charge was publically made in punning Mr. Cardona's character it would be appropriate for the Commission to ask that Mr. Wisniewski issue a formal written apology to him for any harm or disrespect shown to his tenancy, since they didn't have a problem making the charge publically.

Ms. Carla Andrus stated that Beaches and Harbors was given Mr. Cardona's address so that Panay Way Marina Harbor could provide him with the reasons why he was evicted. He only received a notice from Beaches and Harbors inviting him to this meeting. She commented that the public has been speaking on his behalf and that he was to privately meet with Panay Way to review the letter, which was not done. She reiterated a comment made by Helen Garrett at the March 14, 2007 meeting, "The public didn't want to wait until the last minute when there is no time to review what the issues are." Ms. Andrus said this is not what happened here.

Commissioner Lesser stated that the SCHC is not under the purview of the relationships with Lessees or tenants and Lessees have the right to evict anyone at anytime legally. The SCHC does not appreciate or want Lessees who are going to arbitrarily treat people poorly and not in the best interest of the County. If a Lessee is evicting a good tenant its wrong, but it may not be illegal. He stated there isn't much that can be done, but at least some pressure can be put on the Lessees. He commented there might be private information that Panay Way does not want to release in fear that without authorization Mr. Cardona would be able to sue them. Lastly, he stated that Mr. Cardona has to submit in writing authorization for Panay Way to discuss his tenant file in public, but the Commission can't demand anyone to show up.

Mr. Wisniewski said the Department would send a letter to Mr. Cardona asking that he submit written authorization for Panay Way Marina to discuss his eviction.

Chairman Searcy explained that this is Mr. Cardona's private information. He can authorize it to be released but it has to be done in writing.

**b. Liveaboard Bill of Rights Review By County Counsel  
(continued from March 14, 2007)**

Mr. Faughnan stated the report reviews the prior submittal of POWER and sets the legal and contractual context for the issues of the issues raised by POWER. He suggested a further more detailed discussion would be appropriate when POWER submits something further.

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Mr. Jun Yang said POWER has been working with the community and is in the process of working on a proposal that will be effective for liveaboards and boaters. When completed will ask that it be submitted on the agenda.

Commissioner Landini asked if this extension was ok with him. Mr. Yang confirmed that POWER requested the extension.

**5. NEW BUSINESS**

- a. **None**

**6. STAFF REPORTS**

- a. **Ongoing Activities**

The Ongoing Activities Report was submitted and discussed at the meeting.

Chairman Searcy asked that the Commissioners adjust their schedules to participate in at least one or two evening meetings in the planning process public outreach, so people who work can attend.

Mr. Wisniewski said he would try to schedule a light agenda.

### **CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Donald Klein stated that the LCP has been calendared for October 2007 and is concerned with the Commission and County's ability to be able to get through this review and process. It has been twenty-one months since the County has received the information and recommendations from the Commission. He said they seem to have enough time to do the restated leases, terms and conditions, but doesn't seem to have enough time to review the LCP. He said the Coalition has a Consent Decree, which was not enforced for the last couple of years, because they were trying to work with them. Finds that this is an egregious action pushing this on to October. He stated that this would leave them no option, but to have the Consent Decree enforced and have it processed. He stated that he is very upset this is happening. He asked Mr. Wisniewski how many Asset Management Strategy (AMS) program projects are going to require LCP approvals. Lastly, he commented that he has a problem with the way the Commission conducts its business. The Commissioners talk among themselves and the public is not given an opportunity to return for comments.

Mr. Wisniewski stated he did not have the exact number of projects, but has been providing status reports to the SCHC and DCB well over a year. The reports are available on the Departments website and indicates what projects require LCP Amendments, which Mr. Klein is fully aware of.

Commissioner Landini stated the AMS Plan seems to be the Defacto Master Plan for the Marina and since he has been on this Commission all the major projects have required LCP Amendments.

Mr. Wisniewski commented that this was incorrect.

Chairman Searcy stated they do not all require LCP Amendments.

Mr. Wisniewski concurred with Chairman Searcy and commented that the AMS is not a Defacto Master Plan. It is a Business Strategy and an Outreach Strategy for generating visitor servicing leases in MdR and enhancing the recreational boating environment, pursuant to the LCP. He stated that many require LCP Amendments and has always explained the process. He explained that no developer would invest money into a project unless he knew there would be a business deal. When the developer is informed of the business terms it would go into a regulatory process.

Commissioner Landini said Ms. Marino had a list from the Argonaut that detailed all the projects that are currently coming through such as Mothers Beach Plan Amendment, Fisherman's Village and the Presidential Project.

Mr. Wisniewski said he had no plan amendments for Mothers Beach, Fisherman's Village and the Lyons Project. They do not require LCP Amendments, but there are several that do.

Chairman Searcy commented that there are five on the report, which Ms. Marino provided and that the rationality behind Mr. Klein's question is that he feels development continues without allowing the LCP to catch up. He said in his opinion Mr. Klein seems to feel that Beaches & Harbors has power over the Coastal Commission and can direct them when and how to delay their meetings. He stated this is not the first time in history the Coastal Commission has had multiple postponements and cancellations of meetings. Lastly, he said that the Commission does not control the California Coastal Commissions' schedules.

Mr. Wisniewski stated that any project built in MdR has to be complied with the LCP and there is a process for amending the LCP. He said he has heard abnasion comments from the public that somehow the Department has gone astray because the LCP has to be amended, which is amended all the time.

Chairman Searcy said the public feels that if an approval is given that the project could proceed if it goes through Regional Planning, EIR and the LCP will start the process. He concluded that it does not happen this way.

Mr. Wisniewski stated information is received from the consultants and Lessees and no developer would enter the entitlement process until they know what the business terms are and because it is so expensive. He explained that if it requires a LCP Amendment it is disclosed in reports to the SCHC, DCB and the Board Of Supervisors.

Commissioner Landini stated that the perception is that there is a LCP in place, which has been criticized severely by the California Coastal Commission. The review from Beaches & Harbors for some reason has lagged and does not know if the concept for the project for AMS occurs. He said the concern is that there is negotiation over what the project should be and if it needs to be different from what the plan approves that somehow the plan amendment process will take care of that and the decision process is not public.

Mr. Wisniewski stated the initial process for the AMS and LCP are public. The projects start as a RFP, reviewed by the SCHC in route to the Board of Supervisors before soliciting for proposals. An explanation is given why soliciting is being conducted and what the Department plans to receive from the proposals. Public comments are taken from the SCHC and the Board of Supervisors who authorizes the release of the RFP. He said he appoints a committee that evaluates proposals that are submitted to the Department. After receiving recommendations from the SCHC, reports to the Board of Supervisors in a public session and at that time a developer/proposer is selected. Lastly, he stated that an explanation is given to the SCHC and Board of Supervisors as to what the Department intends to pursue in a business deal that outlines the term sheet.

Chairman Searcy said if the SCHC or public has suggestions they are added in the RFP draft, if it is a good idea. When RFP responses are returned there is always a major extent that outlines the various proposals and what each of them propose on each specific item such as money, number of slips, apartments, landside improvements, visual impacts and is very transparent.

Commissioner Landini asked where does the birth of the idea for the project start.

Commissioner Searcy said it starts with the Asset Management Strategy (AMS).

Mr. Wisniewski concurred. He stated that the Board of Supervisors considers the AMS and LCP along with the documents for approval. He stated that the SCHC is the appointee and the Department carries out the wishes of the Board, which is done in a transparent and public process.

Chairman Searcy stated that the AMS lists what needs to be done and it recommends a series of procurement transactions to achieve a rebeautification of what was built in the mid 60's.

Mr. Wisniewski stated this was the RFP process. The Department negotiates the business terms with the Lessee called a term sheet. It then goes back to the Board of Supervisors in a closed session and does not go before the SCHC. The Board of Supervisors gives its negotiators (Mr. Wisniewski, David Janssen, CEO for the County, and Lead Negotiator Attorney Richard Volpert) instructions on each deal. The Department will return the term sheet to the Lessee with the approval from the Board of Supervisors and that term sheet is used as an outline for the lease. The lease is created by County Counsel and Attorney Richard Volpert then submitted to the SCHC and back to the Board of Supervisors, which starts the regulatory process.

He continued stating that the Board of Supervisors has tightened the timelines in which the DCB has its review ability and can simultaneously submit projects to Regional Planning and the DCB. He said the DCB's input is very important and has been given 120 days to submit their input to the Regional Planning Commission. He stated projects have no fewer than six to seven public hearings, which does not count how many times Regional Planning Commissioners hear them. Lastly, he said that he receives many public comments and is always amazed at how many times he has to explain this process.

Commissioner Landini commented that the key document is the AMS.

Mr. Wisniewski stated that the Board of Supervisors approved it, and asked why he was so concerned about this. He asked why is the AMS scrutinized as being inappropriate. It is one of two key documents and the LCP can't be understated. The value of it is that one restricts all development in MdR and the AMS would be insignificant without the LCP.

Mr. Faughnan stated that plan amendments go through Regional Planning, the Board of Supervisors then to the Coastal Commission.

Mr. Wisniewski said he understood why Commissioner Landini was concerned regarding the AMS being out of sync with the LCP. The AMS put into place a process to redevelop MdR pursuant to the goals that are not just in the LCP but also the AMS. He stated that if you read the AMS you would find that all of its goals are totally consistent with the LCP. The projects that come out of that RFP process are not necessarily consistent with what development can occur in what areas. He said sometimes entitlements are moved from one zone to another, but in all cases every project pursued is in compliance with the over reaching goals of the Coastal Commission. This is done to increase more members of the public to the Marina and enhance recreational boating opportunities. He commented that it's not just for the 10 million people who own it, but for the world where people come enjoy the water, engage in educational activities, recreational boating and have an opportunity to live here.

Commissioner Landini stated that Mr. Wisniewski did not answer the question; has the Regional Planning Commission ever denied an Amendment to the LCP. Mr. Wisniewski said he assumed his question was answered.

Chairman Searcy stated the Coastal Commission has the final approval. Mr. Wisniewski said he did not know.

Commissioner Lesser stated that no project has ever been built that needed an Amendment that did not get approved by the California Coastal Commission. Chairman Searcy commented that there have been projects that did not get built or come from Regional Planning.

Mr. Wisniewski stated that projects have gone through the RFP process, but because of the weight of the regulatory process became distinct. The first catalytic project was a very long process that the County and proposer were engaged in.

Commissioner Landini said he wanted to understand the process and commented that if the LCP Amendment process had never been denied that makes the AMS the key document. Chairman Searcy said that for a variety of reasons every project does not make it.

Mr. Wisniewski stated that the AMS is the initiator of the process, but the LCP has the final word. Before the AMS was developed and the RFP process was put into place there was no development proposals under consideration. The Board of Supervisors was concerned that the Department had a 1960's development in MdR and redevelopment was needed. This is why the AMS was developed and taken to the Board of Supervisors.

Ms. Nancy Marino stated that a 19-story building would block the view as well as a 78-story building. She challenged Mr. Wisniewski's claim about the LCP Amendments to strip the DCB of its authority for conceptual review and the Coastal Commission review and the AMS. She pointed out the inconsistency between the AMS and LCP. She stated that the LCP program stipulates that the County's responsibility is to maximize the revenue potential of recreational use of the parcels in MdR. The AMS stipulates only that the revenue be maximized from the parcels themselves. She commented that she thinks this is the key difference and this is what's driving the disputes between the members of the community and people outside who are beginning to learn about this and what is actually happening with the County. She stated that notices regarding LCP Amendments went out to 2,167 people and she was not one of them, even though she is on every list. She stated she submitted a Public Information Request on February 14, 2007 to the Board of Supervisors for a list of residents and is still waiting. Lastly, she said these LCP Amendments will affect everyone in the Marina and almost no one in the Marina received a notice.

Mr. Faughnan stated he would research and find out what happened to her request.

Ms. Marino commented on the statement that it is the intent of the Coastal Act and the LCP to get more people to the Marina. She said it is to maximize public access to our valuable coastal resources not the buildings that will destroy those assets. She stated that the community wants a public review of the Master Plan.

Chairman Searcy said that was previously discussed, but would be on the July Agenda with a timeline to look at the overall process and procedure.

Ms. Carla Andrus asked that this be put on the agenda for next month and would like to know the agreement and disagreements in respect to the current draft. She stated she would like to see the draft of what is being presented to the Coastal Commission, receive help with the format from the Local Coastal Commission and to have a solid format for the Strategic Planning Process.

**b. RESPONSE TO PUBLIC INQUIRIES**

**Parcel 20 (Capri Apartments) Affordable Housing – Parking Charges and Rent Increases**

Mr. Wisniewski stated that the Executive Director of the Community Development Commission submitted a letter regarding Affordable Housing – Parking Charges and Rent Increases.

Mr. Faughnan stated that in the letter their jurisdiction regarding enforcement does not start until the CC&R's are recorded. They are in the process of being recorded, but at the time of the asserted overcharges it had not yet been recorded. He said he would continue having ongoing discussions with the Lessee and their Counsel on this issue to see if they could come to a resolution.

Commissioner Lesser asked how long does it take to record CC&R's.

Mr. Faughnan stated there were protracted negotiations regarding the terms of the CC&R's, which are final and have been executed by all parties. They should have been recorded by now, but technical issues with regards to getting them recorded, appropriately notarized such as signatures are in the process of making sure that the title company has all that it needs so the document does not get rejected by the Register Recorder's Office. He assumed within the next couple of days it would be done. Lastly, stated he is working with the Lessee regarding the overcharges and would discuss a resolution. The Public Request for Information was submitted and discussed at the meeting.

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Mary Ann Weaver commented that Mr. Faughnan wasn't making any sense and it had been 14 months since tenants in Low-Income Housing moved in at the Capri. She said according to the

Department of Housing and Urban Development tenants should have been paying correct rents to begin with even if there was no Covenant. The tenants were informed by Mr. Babcock what rents should have been paid and was given the formula. She said in December 2005, when tenants moved in the rent should have been \$606 a month, instead, tenants were paying \$714. In January 2007, rent went up to 6%, which is \$752 a month. She said Mr. Babcock told her that he informed the landlord/ developer what the correct rents would be and was totally ignored.

She asked why doesn't the developer comply with state laws. She said its wrong and considered fraud. The Covenant was completely signed and the last signature was dated March 7<sup>th</sup> and its now April 11, 2007. She asked how long does it take to record a document, where is the Covenant, who was responsible for recording it and is the Lessee waiting for the new percentages to take place. Lastly, she stated that the tenants would be consulting with an Attorney for a class action lawsuit if this does not get resolved.

Mr. Faughnan stated he does not disagree with what she said, but would discuss it with the Lessee to get their side of the story and go from there.

Chairman Searcy said if tenants were overcharged they should be refunded with interest. Mr. Wisniewski agreed.

Mr. Jun Yang stated that the County has responsibility to its constituents, residents, developers, businesses and low-income tenants.

Ms. Nancy Marino said Covenants are a condition of the Certificate of Occupancy, which was issued before any of the tenants moved in. She asked why the County did not get the Covenants signed before the Certificate of Occupancy was issued and what fines or penalties might be imposed on the Lessee for not complying with the conditions of these permits. Lastly, she stated that the County is proposing and approving all the preliminary projects without analyzing the publics input and asked that the Commission support and advocate for the them due to minimal opportunity for a better process.

Ms. Carla Andrus said everyone is entitled to know what Mr. Gardner's issue is on this. She said she spoke was informed by Mr. Al Padilla and Andrew Willis of the California Coastal Commission that Mr. Gardner has his Covenant or else he would not have received the permit. She stated she informed Mr. Gardner that even though he has a permit does not mean he has a Covenant in place, but he would not listen to her. Lastly, she stated that the Coastal Commission should be able to pull that permit because this is a serious matter and Parcel 18 along with other Gold Rich and Kest Properties have no affordable housing.

## **7. COMMUNICATION FROM THE PUBLIC**

Mr. John Rizzo stated that approximately 25-30 years ago one of the two Flood Control Basins was going to be constructed as a Japanese Garden. The Basin behind Washington was purchased, drained, a lake was made and condominiums were built and sold. He said discussions have taken place about constructing a semi-park, which has been going on for thirty years. He commented that it should be turned over to UCLA or USC students to give them some perimeters to design a project, which could be beautiful.

Mr. Wisniewski agreed with Mr. Rizzo. He stated that preliminary design has already been developed and is being reviewed by the Department of Public Works who controls that Basin. He stated he has received a commitment from the Director that they would be going public with their plan sometime in early summer of 2007. The plan was developed as a result of comments from the public as well as the Departments desire to open up the entire 10+ acres there. The Department suggested that the Northern edge be opened, which could be easily improved with a decomposed granite walkway or an elevated boardwalk seen at Cambrio Beach in Central CA, but the Southside would be for birds only,

not the public. He said he would inform the Director of Public Works that he explained to the SCHC that it would be available early this summer. Lastly, he said a consultant was involved who would suggest the types of plants to install.

Mr. William Vsresk said that Doug Ring's Management is not being fair or honest with him and other tenants. He read to the Commission a letter he mailed to Consumer Affairs regarding his eviction.

Mr. Donald Klein commented on Mr. Wisniewski's statement about the 1996 LCP Approval on the AMS Program. He said the staff responsible for preparing this report at that time was totally in favor of the people and opposed of the AMS and the Coastal Commission reversed everything the staff proposed in 1996. He stated that the Marina Master Lease states that the Lessee has the right to fair and reasonable return on investment and to maximize their revenues and at the same the public is to have maximum public use, which does not go together. He said in the 1950's Marina del Rey when approved with the Federal Government was a lot bigger in size, it had a lot of ball parks for recreation and the County chose not to include this, but to have it as a stand alone Small Craft Harbor. The original plan never showed any of the huge buildings or original designs. Lastly, he stated that he was concerned that the public does not have enough say of what goes on and it is totally government controlled.

Ms. Carla Andrus said she would like the Coastal Commission to be involved when the AMS is discussed and included in the coordination process sooner. She commented that the public would be able to submit a better process and suggestions to make it more efficient, effective, less costly, and less time consuming. Lastly, she said it should be restructured because it is dysfunctional and abusive and needs to be reviewed in a logical and rational way.

Ms. Nancy Marino stated that the Federal Government is funding half of the dredging and construction of the harbor. House Document 389 conditioned their approval on the reports given by local entities that this would be for public recreation. The only development around the harbor anticipated was Marine Commercial Boaters Service uses and somehow it has evolved to nearly every Parcel in the Marina being given over to private Lessees for private development. She said the Army Corp of Engineers reports specifically stated that the Federal Government was not in the business of funding private marinas. She said Mothers Beach is a prime example it is going to be behind a wall of a five-story building, which may be used as a private beach for the hotels. She stated that the public is being deprived of the valuable coastal assets that this marina was intended for. She commented that a need to have a compromise going forward that honors the LCP and the projects being brought forth do not honor this and are being done piecemeal in a way that makes it difficult for anyone who is a member of this community. Lastly, she asked that the SCHC help get a balance for the public to be truly involved.

Mr. Michael Lenneman who is the owner of Multi-Marine that sells trailerable multi-homes said he has problems getting Mast-Up Storage for his customers with sailboats. When he and his customers inquire about getting storage they have been told by Mr. Robert Nickens, "No Coarse Air Tri-Marans," which is a brand name for a boat built in San Diego. He explained the details of the boat and said there are currently twenty-three in Mast-Up Storage now and that these boat owners are the best paying people, all their trailers are in good repair, none of the boats are wrecked and that these are the most expensive boats in the yard, which value from \$80,000 to \$160,000. Lastly, he stated that not one of these boat owners are late with their payments and some are even willing to rent two spots because they overhang a little.

Chairman Searcy stated that it would be looked into and he would be contacted.

Mr. Sherman Gardner stated that his company's hallmark is that they are very fair people; they want their residents to be happy, that there is not a situation where they would turn their back on anyone and agreed with Mr. Faughnan's comments. He stated that the rents at Capri Apartments were initially calculated based upon CDC's involvement and if there was an error it would be corrected. He

stated that he needs the documentation, which support how it was arrived at that calculation. He stated that tenants are being charged for parking but only those with cars and have taken into consideration of issuing a rent credit for those who are paying their own utilities. Mr. Gardner said he does not want any tenant to be unhappy and if the calculations were incorrect tenants would be refunded with interest. He stated that the issue with Mr. Cardona would be solved, but was advised that releasing information without his consent or permission would not be in anyone's best interest. He invited Mr. Cardona to come to his office to discuss his issue and said if he would adhere to their rules and regulations would invite him back.

Mr. Donald Klein asked how is the parking charge for Capri initiated without approval from the director who has control over charging over these prices.

Mr. Wisniewski stated he does not have control over the charges of Affordable Housing units and that they are under the CDC as previously explained.

### **ADJOURNMENT**

Chairman Searcy adjourned the meeting at 11:21 a.m.

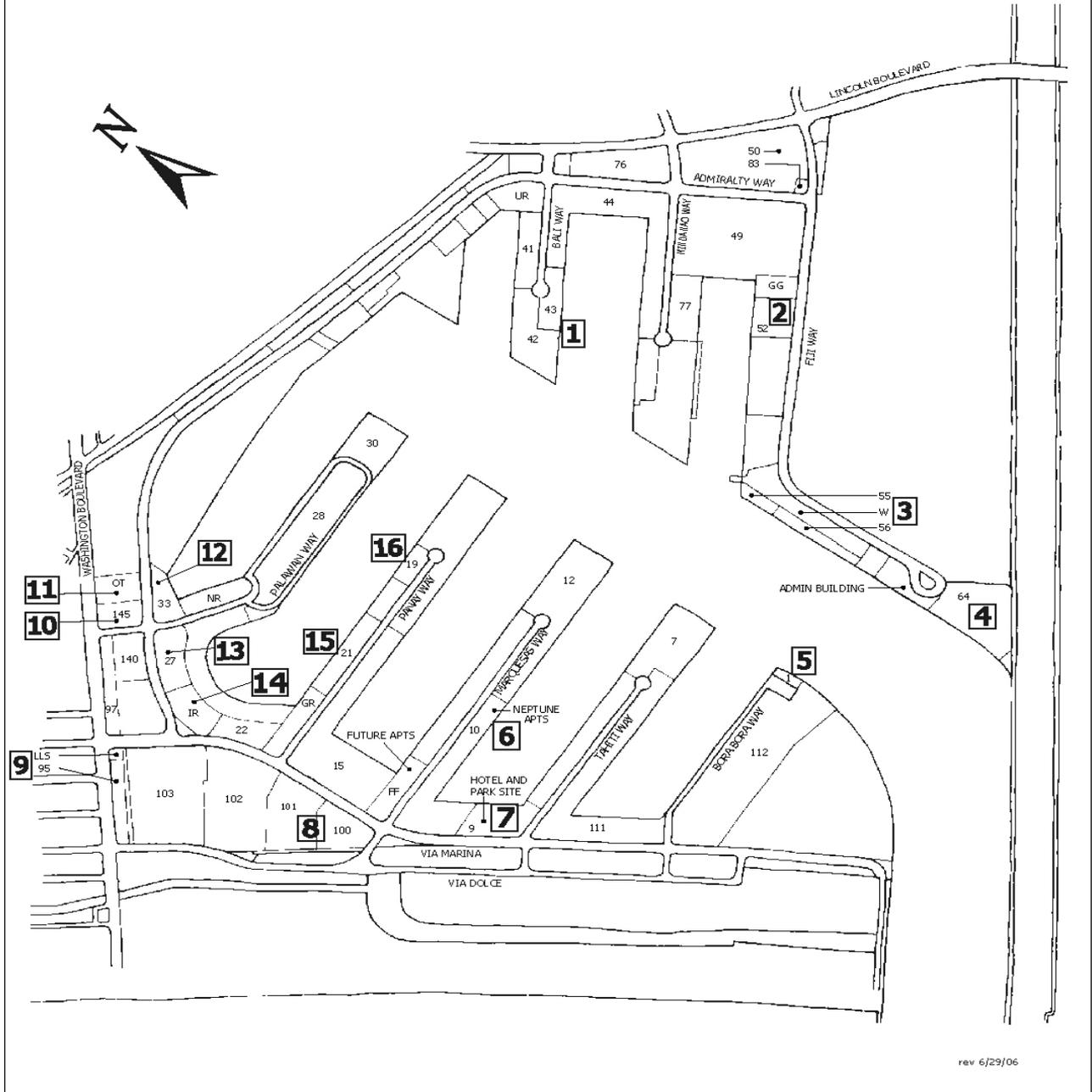
Respectfully submitted by:  
Donna Samuels, Commission Secretary

Taped meetings can be purchased directly after all meetings.

**Marina del Rey Redevelopment Projects**  
**Descriptions and Status of Regulatory/Proprietary Approvals**  
**As of June 5, 2007**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 - Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- term sheet under negotiation Regulatory -- to be determined	
2	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- all parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- all parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application in preparation	Shared parking analysis
4	64 - Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- all parking required of the project to be located on site	Proprietary -- term sheet under negotiation Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	Affordable housing
5	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007	
6	10/FF -- Neptune Marina/ Legacy Partners	Jim Andersen	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- term sheet approved by BOS August 2004; lease documents in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow some replacement public parking off site Replacement of Parcel FF open space Affordable housing
7	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet initialed Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006	Timeshare component Wetland
8	100/101 - The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- all parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal on 2/27/07; continued to 3/6/07 where project was approved	
9	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet initialed Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
10	145 - Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- term sheet under negotiation Regulatory -- to be determined	
11	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior care facility * 3,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- all required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- term sheet approved by BOS August 2005; lease documents in process Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006, awaiting hearing date	LCP amendment to allow proposed use Parking permit for senior care facility Parking permit to allow some replacement public parking off site
12	33/NR -- The Waterfront	Ed Czucker	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- 121 public parking spaces to be replaced on site, 70 public parking spaces to be replaced off site	Proprietary -- lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project pending DCB consideration	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
13	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005; Regional Planning application filed December 2005; Scheduled for June 2007 RP Commission agenda	
14	1R -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacment public parking off site
15	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 87-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- all parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- lease documents in process Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 2006 <u>Phase 2 (Parcel C)</u> DCB hearing May 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
16	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- all parking required of the project to be located on site	Proprietary -- lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

# PROJECT STATUS REPORT - KEY



**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD**

**May 17, 2007**

**Department of Beaches and Harbors  
Burton Chace County Park  
Community Building – 13650 Mindanao Way  
Marina del Rey, CA 90292**

**Members Present:** Susan Cloke, Chair, First District  
Peter Phinney, A.I.A., Fourth District  
Tony Wong, P.E., Fifth District

**Members Absent:** David Abelar, Second District

**Department Staff Present:** Stan Wisniewski, Director  
Charlotte Miyamoto, Chief, Planning Division  
Chris Sellers, IT Technical Support Analyst  
Kimberly Monroe, Secretary

**County Staff Present:** Tom Faughnan, Principal Deputy County Counsel  
Russ Fricano, Department of Regional Planning

**Guests Testifying:** Greg Schem- Del Rey Fuel  
Tim Basling – Blue Water Design  
David Levine- MDR Lessees Association  
Dale Youkin- Noble Architects  
Charles Elliott- LRM Landscape Architects  
Stan Shipley- LRM Landscape Architects  
Jeremy Windle- LDA, Lighting Consultant  
Terry Grabowski, Signage Consultant  
Aaron Clark- Armbruster & Goldsmith  
Gene Haberman-Marina Strand Colony II Resident  
Daniel Christy- Marina Strand Colony II Resident  
Dan Gottley-Marina Strand Colony II Resident  
Nancy Marino, Marina del Rey Resident

**1. Call to Order, Action on Absences and Pledge of Allegiance**

**Ms. Cloke called the meeting to order at 2:05 p.m. Mr. Wong led the Pledge of Allegiance. Mr. Phinney (Wong) moved to excuse Mr. Abelar from the meeting.**

2. **Approval of Minutes**

Mr. Wong (Phinney) moved to approve the minutes of March 15, 2007 as amended [Unanimous consent]

Mr. Phinney (Cloke) moved to approve the minutes of January 25, 2007 as amended. [Unanimous consent]

3. **Design Control Board Reviews**

A. **Parcel 50- Waterside Marina del Rey – DCB #07-002-B**

Approval of the record of the DCB's March 15, 2007 action for conditional approval of ATM awning and lighting.

Mr. Phinney (Wong) moved to approve DCB #07-002-B as submitted. [Unanimous consent]

4. **New Business**

A. **Parcel 1S – Del Rey Fuel – DCB #07-006**

Consideration of redevelopment project.

Ms. Miyamoto gave a brief overview of the project.

Mr. Schem gave a brief overview of the project.

**Public Comments**

Ms. Marino thought a large store on the dock may cause fueling delays, and felt there should be a second fuel dock in the Marina.

Mr. Schem said the new high-speed pumps would allow them fuel the boats more efficiently, and the idea of the retail kiosk was nothing new.

Ms. Cloke asked Mr. Wisniewski if he wanted to address the question of two fuel stations in Marina del Rey.

Mr. Wisniewski stated that research has shown that one fuel dock is more than sufficient to fuel the needs of the boats in Marina del Rey.

Public comments closed.

**Board Comments**

Ms. Cloke asked if during lease negotiations the County requested Mr. Schem to accommodate larger boats.

Mr. Wisniewski responded yes.

Ms. Cloke asked if the proposed fuel dock was in the same location as the existing dock.

Mr. Wisniewski said the new improvements would not extend beyond the boundaries of the existing fuel docks.

Ms. Cloke asked if the additional slips for the very large boats were something that the County felt was needed.

Mr. Wisniewski replied that there was a demand for additional large boat slips in the Marina, including larger transient slips, so the County encouraged the proposer for the Parcel 1 Fuel Dock site to come in with large transient slips.

Ms. Cloke stated to Mr. Faughan that she would like to add to the County's file a layout to be called "existing vs. proposed dock layout", given to her by the applicant.

Ms. Cloke asked the applicant if there were pump out stations located in the existing fuel dock.

Mr. Schem said there were brand new ones.

Ms. Cloke asked if this was part of the upgrade.

Mr. Schem said yes.

Ms. Cloke asked how many total pump out stations there would be.

Mr. Schem responded two.

Ms. Cloke asked if that would be sufficient.

Mr. Schem responded he believed so.

Ms. Cloke asked if the existing fuel tanks would remain and if they were to EPA standards. She asked if there were any other environmental differences that the Board should be aware of.

Mr. Schem said the prior lessee replaced the tanks in 1996. There had been a small area of contamination that the appropriate regulatory agencies reviewed and issued a closure letter requiring no further action.

Mr. Phinney stated that the staff report referred to two view platforms and he asked if they were where the gangways started.

Mr. Schem said that was correct.

Mr. Phinney stated that there appeared to be no ADA parking associated with the ADA ramp.

Mr. Schem stated that one of the spaces near the building would be ADA compliant for the building and the marina facility.

Ms. Cloke asked what the path of travel to the ramp would be.

Mr. Schem responded that it would have to be along the promenade.

Mr. Phinney stated he would like to see the ADA parking closer to the landside of the ADA ramp. He also had concerns about the length of the ramp and its movement in a high tide situation. He suggested another ADA access ramp closer to the parking area.

Mr. Phinney asked if a diver had been sent to the bottom of the existing dock to see if there was any junk or debris there, and if cleaning that up would be part of the process for this new project.

Mr. Schem stated that they would definitely remove any old material.

Mr. Phinney asked if there would be an eelgrass survey.

Mr. Schem stated yes, there would be an eelgrass study as part of the Army Corps requirements.

Mr. Phinney suggested that the applicant explore using more translucent surface material for the docks, something that allowed some penetration of sunlight on the water.

Mr. Phinney asked if the waterside building and the retail building were indeed floating on the dock and not on piles.

Mr. Schem replied it was floating on the docks.

Ms. Cloke stated that the Board would be looking at the glazing of the windows when the applicant returns. She said the Board wanted to be sure this was as sustainable a project as could be.

**Mr. Wong (Phinney) moved to conceptually approve DCB #07-006 with the following condition:**

- 1. The applicants investigate the use of translucent materials as part of the dock's design.**
- 2. Recommend to Regional Planning that they require the applicant to provide a full sustainability plan from demolition through construction to operation and maintenance.**

5. **Old Business**

A. **Parcels 100 & 101 Del Rey Shores – DCB #05-003-B**

Further consideration of redevelopment project.

Mr. Levine gave a brief overview of the project.

Mr. Youkin gave an overview of the project's site plan.

Mr. Elliott gave an overview of the project's landscaping plan.

Mr. Windle gave an overview of the project's lighting plan.

Mr. Grabowski gave an overview of the project's signage plan.

**Public Comments**

Mr. Haberman had concerns about his view from Dell Ave.

Mr. Windle explained that landscaping would obscure the parking structure and lighting was for the access stairs only.

Mr. Christy asked how far does the landscaping along Dell Ave. extend from the wall of the garage.

Mr. Elliot responded that there would be five feet from the edge of the garage to the edge of the planter.

Mr. Christy asked if the alley was going to be 28 feet wide from the existing storage building to the edge of the planter.

Mr. Shipley responded there would be a 28-foot clearance from the face of the building to the face of the planter, which was the Fire Department's requirement.

Mr. Christy asked if the applicant had any plans to ask for a variance or to change the structure of the alley in terms of traffic flow.

Mr. Youkin responded no.

Mr. Gottley asked about the exterior staircases, the slope on Admiralty Loop, whether the building would hang over Dell Ave., and the glare from the building windows.

Mr. Youkin responded the stairs along Dell Ave. were steel and the ones on Via Marina were concrete with steel handrails, the height of the road would still rise from 10 feet in the rear to 21 feet, the balcony would hang out over the planter, but not over Dell Ave.

Mr. Levine stated that there were shading studies done as a part of the EIR. He said there would be minimal diminution of morning light and they do not believe there would be any shading of the Marina Strand Colony II after 9 a.m. at any point during the year.

Ms. Cloke asked if the EIR had been certified.

Mr. Fricano responded yes, the EIR had been certified.

Ms. Cloke asked if the EIR report had a shade, shadow, and sun study in it.

Mr. Fricano responded it did, and that the consultants were at the Board of Supervisors (BOS) hearing on March 6, 2007, and answered the questions to the satisfaction of the BOS.

Ms. Marino commended the applicant for creative landscaping and lighting plans, but also had concerns about palm trees, bamboo, a bike path and signage.

Public comments closed.

#### Board Comments

Ms. Cloke asked Ms. Miyamoto if the County had comments or recommendations.

Ms. Miyamoto said the County recommended approval of this project with the condition that the applicant obtain further signage approval from the Department of Regional Planning.

Ms. Cloke asked Mr. Fricano to explain the sign variance and what the actual variance request was.

Mr. Fricano explained that the applicant had applied for a variance to exceed the required signage area due to the number of signs proposed to be placed on the subject property.

Mr. Clark added that the current ordinance clearly didn't reflect conventional apartment building signage. He said the Planning Commission quickly came to that conclusion as well by surveying other signage in the vicinity.

Mr. Levine added that the Via Marina frontage was actually 700 feet, making the two monument signs literally almost 700 feet away from each other. He stated they have tried to be sensitive to the environment of the community with regards to the number of signs, but the signage code was so antiquated it simply did not address a project area this large, and so the variance was asked for and the Regional Planning Commission granted it.

Ms. Cloke asked what kinds of trees were planned for in the project. She stressed that shade was important, and was concerned about how the open areas would be populated. She asked the applicant what kinds of trees were next to the pool.

Mr. Elliott replied they would be canopy shade trees, evergreen or semi-evergreen in variety.

Ms. Cloke thought the applicant needed to look at more shade, more sitting areas, no palm trees, all canopy trees and native species.

Ms. Cloke asked if the applicant was responsible for repaving Dell Ave.

Mr. Levine replied yes, and that they will be repaving it as part of this project.

Ms. Cloke asked if they could look at using some kind of permeable paving material.

Mr. Levine replied that they could certainly look at it.

Ms. Cloke stated all of the plant palettes and tree choices were things they could talk about and work on, but she wanted to talk about the population of the space.

Mr. Elliott stated the applicant's goal was to create as many different types of spaces as possible within this facility, so that everyone could find what they were looking for. There would be a wonderful open gathering area for groups.

Ms. Cloke asked if the area would be shaded.

Mr. Elliott replied that they do have shade trees in that area and the building itself would be providing shade in that area.

Ms. Cloke asked if the applicant would be furnishing that area with benches and tables.

Mr. Elliott replied yes, that the large open space in front of the community room will be populated with a variety of things; soft sitting tables and chairs so that the inside to outside connection could happen there.

Mr. Elliott added that the pool had a wonderful shaded area, with an elevated area containing three specimen trees.

Mr. Phinney stated while he applauded everything the applicant was doing, his problem with this project was that there was a scale issue that wasn't quite being adequately addressed. His concern was that the paved area outside of the community room was actually half the size of the community room itself. He was also concerned about the mature Italian cypress being so big. Mr. Phinney recommended the applicant address the Chair's concern for creating a shaded kind of vernal place for kids to play. He also stated that the applicant had a huge land area to play with and

he thought the applicant could really have some fun, have an area for families, an area for folks to sit around the hot tub with a cocktail, an area in which to create something special.

Ms. Cloke agreed with Mr. Phinney's comments about scale and creating intimate, solitary places, and family places. She stated if the applicant would start looking at the project at a different scale, she thinks with their eye they would be able to create the kinds of things that the Board was talking about.

Mr. Phinney asked if the bamboo in front of the building, in front of the big columns was timber bamboo.

Mr. Elliott replied yes.

Ms. Cloke stated that they would have trouble mixing the bamboo and the palms together.

Mr. Elliott replied that would be an area they were envisioning as being a little bit more wet, so the bamboo was a good plant for that environment. The palm tree could be put in right now to provide some very needed human scale, buffer, etc. to that building.

Ms. Cloke asked about the fire road and if it was for public parking.

Mr. Levine stated that they offer ten parking spaces for public access as part of their proposal.

Ms. Cloke asked if the triangle around the parking area was just hardscape.

Mr. Youkin stated that the area was not considered a part of the open space requirement.

Ms. Cloke asked if that area was a bio-swale.

Mr. Youkin stated it was a depressed area that would collect and dissipate storm water.

Ms. Cloke asked how big the long end of that triangle was.

Mr. Youkin estimated 100 to 120 feet.

Ms. Cloke asked the purpose of the hardscape there.

Mr. Youkin explained that area was a fire lane for fire truck access.

Mr. Phinney asked where a visitor going to the sales office would park.

Mr. Youkin stated that he would park on the P1 level the building that was right next to the main offices.

Mr. Phinney asked who would park in the area in front of the raised part of the building.

Mr. Youkin replied that was short-term parking for delivery trucks, the mail, etc.

Mr. Wong asked if their parking circulation plan was reviewed by the Department of Public Works.

Mr. Youkin replied the parking plan was submitted to the Regional Planning Commission as part of their application.

Mr. Phinney asked if there was any thought about piercing the wall at all and providing any kind of daylight into the parking or animating the wall a little bit.

Mr. Youkin responded not really, as they thought that they would have that as a landscape base for the building.

Mr. Phinney stated the he really loved the raised area of the two story view in, but he really wants to see the applicant spend some serious time and energy on what happens under it. He was hoping that the applicant would come back with some real effort to animate that space, because he thinks it could be very dynamic and interesting.

Mr. Phinney asked if there use to be more of the sail stairs on the courtyard side.

Mr. Youkin said there use to be more of the sail stairs on the street side.

Ms. Cloke stated that she could not tell from the drawing how much light would be used. She said she didn't want to see any night sky lighting, but obviously there needed to be some safety lighting at night. She stated that there was way too much lighting on Via Marina, and wanted to see that issue addressed.

Ms. Cloke said the Board would like to advance the project so the applicant could move to the next phase, but the Board would like to look again at landscape and lighting and some architectural aspects that Mr. Phinney was talking about.

Ms. Cloke asked if the Board could make an approval that allowed the applicant to go forward and still hold off on certain areas, and ask them to come back with landscape and lighting.

Mr. Wisniewski replied that his only concern would be the comments regarding architectural design, because that could change what the applicant would be going to Building and Safety for.

Ms. Cloke stated that she did not think so; she said Mr. Phinney's comment was to look at animating the front stairs.

Mr. Wisniewski replied that could be done, as an amendment to whatever permits the applicant would get from Building and Safety.

Mr. Phinney stated that the only other issue was that he would like to see a ceiling plan of what happens under the overhang.

Ms. Cloke stated that the Board was not taking the overhang off; they just want to see what happens underneath.

**Ms. Cloke (Mr. Phinney) moved to approve DCB #05-003B with the following conditions:**

- 1. The applicant returns with further definition of the landscape, showing how the central area will be populated with furniture, and providing more information on the plant palette, including increasing the number of native or native compatible plants;**
- 2. The applicant returns with further information on the lighting levels, including Mr. Phinney's comment on more particular attention to certain plants that could benefit from having lighting on them and also comments on no night sky lighting and reducing any impact on neighbors or anyone else;**
- 3. The applicant to further explore the animation of the front stairs and provide an explanation of what happens under the colonnade.**

Ms. Cloke told Mr. Faughan that the Board didn't particularly specify the issue of the signage.

Mr. Phinney stated that the staff report asked for approval of signage from Regional Planning.

Mr. Faughan stated that the Board was moving for approval of what was submitted, with those following conditions, so it should include the signage.

Mr. Youkin wanted to clarify if they would be able to go forward to Building and Safety without the landscape approval from Regional Planning.

Mr. Fricano stated normally Regional Planning does require both the final site plans and also the landscaping plan before it is sent to Building and Safety. Mr. Fricano asked the applicant how soon they could respond to the Design Control Board issues.

Mr. Levine said he didn't think they could do it in time for the June agenda. He said the plan check should be ready by early July.

Mr. Wisniewski stated if the applicant was ready earlier than the scheduled meeting that the County could work with the Design Control Board and advance the meeting. He stated that the County would try to make the meeting coincide with the applicant's submission to plan check.

Mr. Wisniewski said that the Department would give the applicant a date at which to expect them to submit so that a staff report could be prepared.

Mr. Levine stated that they could have it ready in July.

6. **Staff Reports**

All reports were received and filed.

7. **Comments from the Public**

Ms. Marino stated that all of the variances, exceptions and LCP amendments needed by both applicants demonstrate a disregard for existing law and policy that undermines the LCP and Coastal Act protection. She also had concerns about the Marina Master Plan, the Mother's Beach project, parking at Del Rey Shores, and the County's redevelopment status report.

Ms. Cloke asked Mr. Fricano if guest parking was a requirement as a part of any residential development.

Mr. Fricano replied yes, and that Regional Planning did an assessment of parking and they did determine that there was sufficient on site parking.

Ms. Cloke asked if the applicant had guest parking in their garage.

Mr. Fricano replied yes.

Public comments closed

8. **Adjournment**

Meeting adjourned at 5:21 p.m.

Respectfully Submitted,

Kimberly Monroe  
Secretary for the Design Control Board

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD  
SPECIAL MEETING**

**May 31, 2007**

**Department of Beaches and Harbors  
Burton Chace County Park  
Community Building – 13650 Mindanao Way  
Marina del Rey, CA 90292**

Members Present: Susan Cloke, Chair, First District  
David Abelar, Second District  
Peter Phinney, A.I.A., Fourth District  
Tony Wong, P.E., Fifth District

Department Staff Present: Stan Wisniewski, Director  
Charlotte Miyamoto, Chief, Planning Division  
Chris Sellers, IT Technical Support Analyst  
Kimberly Monroe, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel  
Russ Fricano, Department of Regional Planning

Guests Testifying: Richard Thompson – AC Martin Partners  
Jamie Myer – AC Martin Partners  
Nancy Marino – Marina del Rey Resident  
Marcia Hanscom – Sierra Club / Wetlands Action Network  
Jon Nahhas- Marina del Rey Resident  
Dan Gottlieb- Marina Strand Colony II Resident  
Carla Andrus- Marina del Rey Resident  
Greg Schem – Harbor Real Estate  
Tim Riley – Marina del Rey Lessee Association  
Roz Walker – Marina del Rey Resident  
Suzanne Frieder – Marina del Rey Resident  
Steve Freeman, Marina del Rey Resident

1. **Call to Order, Action on Absences and Pledge of Allegiance**  
**Ms. Cloke called the meeting to order at 6:42 p.m. Mr. Phinney led the Pledge of Allegiance.**

2. **Old Business**

A. **Parcel 52 & GG Boat Central – DCB #07-005**

Further consideration of redevelopment project

Mr. Thompson gave a brief overview of the project.

Board Comments

Mr. Abelar asked the storage capacity of the boats.

Mr. Myers replied 346.

Mr. Abelar asked what size from small to large would be accommodated.

Mr. Thompson replied the largest size was 42 feet and the smallest size was 22 feet or smaller.

Mr. Abelar asked how long it would take to remove or store a boat.

Mr. Thompson replied around 7 to 10 minutes from the water.

Mr. Abelar asked if the building material could stand heavy winds.

Mr. Myers replied that the material was rated for hurricane force winds.

Mr. Abelar asked how large are the panels.

Mr. Myers replied 2 feet x 45 feet.

Public Comments

Ms. Marino expressed concerns about the need for a Master Plan and the projects impact on boaters using the boat launch ramp.

Mr. Nahhas had concerns about boat slip rent increases and loss of slips

Ms. Hanscom expressed concern over the loss of the parking and public access to the water's, tidal culvert running under the property and building a nature destination.

Mr. Gottlieb expressed concerns about the projects views.

Ms. Andrus expressed concern about the expansion of Chace Park into Dock 77 and the need for a Master Plan.

Mr. Schem expressed concerns about some of the lease term sheet items and the project's parking requirements, the wind, shade and shadow study and the building out over the water.

Mr. Riley said that while dry stack storage was urgently needed in the Marina and that Parcels 52/GG are a satisfactory location for this type of operation, he expressed concerns about how this project would effect the public launch ramp, the massing, the height and the building over the water.

Mr. Freeman expressed concern over the loss of the parking lot, the building out over the water and a Master Plan.

Ms. Walker expressed concern over the loss of the parking lot and traffic in the Marina.

Ms. Frieder spoke about the testimony given on the lease for this project at the Board of Supervisor's meeting.

Mr. Wisniewski stated the project as proposed provides larger view corridors than required, is consistent with the Marina Specification and Minimum Standards manual, adds net dry stack spaces in Marina del Rey, does not displace wet slips, and provides a storage alternative for people in wet slips. Wet slips are not being provided in this project. There would be a net gain of 120 dry storage spaces over what exist at Parcel 77. He said the Board of Supervisors was aware of the over-the-water proposal when they approved the lease. He said Marsha Hanscom raised an important point about a tidal channel that is underneath this site that did feed into Area A, where State Fish and Game are conducting a habitat project. The lessee has agreed that they would work and cooperate with Fish and Game if they needed to expand the tidal channel underneath the project site. Mr. Wisniewski indicated the Coastal Commission staff are aware of this project and have verbally expressed their support but there is no guarantee on how the Commissioners will vote.

Public comments closed

#### Board Comments

Mr. Wong asked if this project would also require an LCP amendment.

Mr. Wisniewski said this project would require an LCP amendment.

Mr. Abelar asked if staff could expound on the comments of the free parking in the Marina that would be disappearing.

Mr. Wisniewski said the public parking currently on Parcel 52 is paid for by the lessee primarily for the boat charter customers. The boat charter parking will be accommodated in the Fisherman's Village project and the issue of pricing for parking would have to be addressed as that project moves through the regulatory process.

Mr. Abelar asked if Mr. Wisniewski was saying that there would be no more free parking for the public.

Mr. Wisniewski responded that was a distinct possibility.

Mr. Wong asked if an LCP amendment was required, and if the applicant would not need the Board's conceptual approval in order to go through the LCP amendment process.

Mr. Wisniewski replied correct.

Mr. Wisniewski referred to Mr. Schem's point that the County couldn't legally move this project beyond the Design Control Board unless there was a positive vote. Mr. Wisniewski said that he had reviewed not just this project, but other projects in the past with County Counsel, and it was determined the County had the ability to move a project to the Regional Planning Department whether the Board's vote was for or against. If the Board voted against the project the County would forward the Board's comments to Regional Planning.

Mr. Wong said he just wanted to clarify that in order for the County to move on the LCP amendment the County didn't need the DCB's conceptual approval.

Ms. Cloke explained that Mr. Wong was trying to say that in order for this project to go forward it would need an LCP amendment and she asked if that was correct.

Mr. Wisniewski replied that was correct.

Mr. Wisniewski asked County Counsel was his statement correct.

Mr. Faughnan replied yes that was correct.

Mr. Abelar asked what kinds of controls were involved in the slip increases.

Mr. Wisniewski said the issue of price control on boat slips, had been presented to staff. He said the County had a price control Policy Statement, which provides for the County to review slip rent increases especially when people complain about them. Staff has reviewed the slips in question and found the rates reasonable. The County reviews the rates that are charged to the public in other Marinas within a 60-mile radius of Marina del Rey.

Mr. Wisniewski said the County recommends approval of this project and would like the DCB to vote on it today.

Board Comments

Ms. Cloke asked each Board member for their comments before voting on the matter and asked the DCB secretary to provide in the minutes as an attachment, each Board member's comments using their own words.

See Attached

**Ms. Cloke (Phinney) moved for disapproval of DCB #07-005 for the following reasons:**

- 1. The primary reason for disapproval is that the building extends out into the water;**
- 2. The secondary reason for disapproval is that there is no public promenade at the waters edge. [Unanimous consent]**

**3. New Business**

NONE

**4. Comments From The Public**

Ms. Andrus expressed concern that the Chace Park expansion planning was moving forward before a Master Plan

Ms. Hanscom expressed concerns that every proposal before the Board did not consider the surrounding environment. She was also concerned about the plants used at Fiji Way and Lincoln Blvd.

Mr. Wisniewski said he would like to clarified one thing, because he felt someone misinterpreted what he said, he explained that the County would identify a process to the public, regarding the Asset Management Strategy, the LCP and the Master Plan. He said the County would identify a process that staff intends to go through and we would be very explicit and try to identify a timeframe as well.

Ms. Marino commented on her meeting with a professional planner and the materials needed for a Master Plan.

Ms. Walker had concerns about losing parking at Dock 52.

Ms. Frieder expressed concern over the building's height.

Mr. Gottlieb expressed concerns about errors in the County published maps.

Mr. Nahhas had concerns of how the County investigated slip rent increases, and he would like to see some kind of survey that could show or really explain this.

Mr. Freeman said he appreciated that the Board members demonstrated awareness and sensitivity to Marina recreational issues and he thanked them.

Mr. Abelar recommended to the public that as the Master Plan is submitted for discussion, they get together and address it. He said a Master Plan is for the community, and the Marina should be for recreation and business as well as for the County, because it maintains the taxes. However there had to be input as to what the public needed and that should come from the public.

Public comment closed

5.

**Adjournment**

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Kimberly Monroe  
Secretary for the Design Control Board

**ATTACHMENT TO DESIGN CONTROL BOARD MAY 31, 2007****MEETING MINUTES****BOARD MEMBER COMMENTS ON BOAT CENTRAL PROJECT****David Abelar**

Mr. Abelar has concerns about bringing the project building out into the water. He said it seems if you are a boater and sailing into it, you would have a problem. There are amateur boaters out there. It seems like you're taking a whole lot of space from that water and it would be a hazard.

**Tony Wong**

Mr. Wong said he received that original package the first time and the Board reviewed it. He remembered clearly that the concept to build over the water was one of the Board's main objections and concern that had been discussed and he was hoping when he received the second package that there would be some alternative designs to that effect. When he received the second package he didn't see any. He did see an advantage and analysis that stated the advantage of building over the water. He said that there is more land, more than one quarter of an acre of land, so therefore there is a distinct advantage of more storage. But it's the same thing as one piece of land that you could build one story, the FAR (Floor to Area Ratio) is one thing. If you build two stories, the FAR is higher, so there is always an advantage. So he wasn't sure that was the kind of argument that when the Board considered architectural, looking at the massiveness of the building and the encroachment into the water.

Although this Board is not concerned with land use, it does affect the visual impact, and that has not been addressed. He said he had asked about the building reflection of headlight with this type of material and on the second submittal the applicant did submit additional specs, but not at full specifications and one of the items on column two of the chart, he said based on the type of material it says usable light optical property reflect out with a coefficient of over .5 depending on the type of material. He said does this mean more than 50% of the light reflect back. So that was one of his concerns that he stated earlier. Mr. Wong said that was one of the original questions he raised and seconded the concern that Mr. Abelar had stated earlier. He said he did not see an option. Again he stated that was part of his concern, but he doesn't want to delay the project. He specifically asked could the project move forward with an up and down vote and the Director said it could move forward, so therefore there are still issues that need to be resolved before he could support the project.

**Peter Phinney**

Mr. Phinney had several concerns about the project. He thanked Mr. Thompson for the response to his concern about the material. He appreciated everything that Mr. Thompson did regarding the research. Mr. Phinney said he did research as well trying to find something that was comparable and he said he couldn't find anything either. He said as a point of reference for the audience he stated that his concern was about the fact that this material that makes the skin of the building is actually manufactured in Israel and it had to be shipped here to Marina del Rey. Although it is environmentally friendly because it contains a percentage of recyclable material, the embodied energy that's involved in getting it here is very polluting.

Mr. Phinney had concerns with the applicant's exhibits that have the seven point advantages of the over water concept. He said the reason he has concerns, with the exception of the fact that he thinks the crane being in the water is clearly an advantage operationally over a forklift systems, but the seven points to him don't particularly seem to have any bearing on a over water design. Mr. Phinney said the over water concept allows the applicant to store more boats, because he essentially is creating land area over the water to store more boats than they could in the footprint if it were all on the land, because he wouldn't be able to do the parking. Mr. Phinney is concerned that this sets a very dangerous precedent for other developers, because he thinks that almost everyone that has come before them in his three years as serving on the Board, every developer would prefer to create land area for themselves, by encroaching on the waterways. He doesn't think it's a precedent that the Board should allow the applicant to start.

Mr. Phinney said he thinks there should be precedence to the public promenade. This is more important to him that the public has access to the waterfront, than the applicant operationally be able to pick and put boats at the waterfront. He said the applicant needs to think about, with this project, amending it in such a way, first of all not to store boats over the water, because he thinks its unfair to every developer that has come before you and everyone that would come after you, but second, thinks the applicant should create an interface between the public promenade at the water's edge and the operational concerns of picking and placing boats with a crane over the water. He stated that he thinks it could be done, but would be expensive. He thinks it may mean you would have to build some sort of limited tunnel for the public to go down under that area or you may do something fun with a draw bridge or drop arm or some sort of a system that actually cues people in and tells them they can't walk through that area right now because a boat is about to approach and be dropped in. He said that it could be very delightful for the public to actually share in that whole experience of watching the boats come in and out, and he thinks it could be done. He thinks to say there is a safety issue so we have pull the promenade well off the water by 300 and something feet and put it on a street front is not acceptable to him as a basic premise.

Mr. Phinney said that the design was elegant and very simple. There are a lot of things that he liked but the one thing he didn't like was the scale. He thought the scale was inappropriate to the site and inappropriate to the Marina. He thought the fact that it is as simple as it is and as elegant, actually works against the applicant as regards to scale. He would like to see some exploration of punctuating the facade with openings. He suggested the applicant look at Frank Gehry's parking garage that serves the Third Street Mall. It is extremely transparent in that particular condition. Gehry uses chain link in a way that looks quite elegant. You see all of the cars, you see the activity, and at night it's all lighted. It's fun, it's fanciful, and he thought what the applicant was doing could potentially be quite wonderful if it was smaller. Mr. Phinney thought it was too large for it to work for him. He would like to see the project literally transparent and he would like to see the boats. He would like to see the people be able to walk by and say, "Wow that's huge, but I can see through it. I can see between boats. I see all the way through the building." He said there might be some security issues; there may be issues with birds, all kinds of things that the applicant would have to deal with. But he would like for the applicant to look for ways to limit the solidity of the skin. He applauded the transparent, the translucencies of it. He said he thinks there has to be a way to punctuate it and frankly right now it looked to him a lot like an even over scaled drive-in screen, and to him that would be problematic.

Mr. Phinney said what the applicant has done for the small building was terrific, but the mural, which he thought was a wonderful idea on the screen element, is 38 feet by 45 feet. He said it's four stories high and he thought that was huge. He said there just aren't a lot of buildings in the Marina in this zone that are anywhere near that size. The ones that are here that are that big are turned up on end and they are towers, and that's a whole other set of problems that the Board deals with. But when you look at the model he thinks its very evident that West Marine is one of the largest single building masses out there and in terms of its footprints on the model presented, it is clear that it's maybe a quarter of the size of the building that is being proposed and fully half the height at most, if that, maybe even less than half the height. He said when he came into the parking lot he stood and looked across the basin. West Marine is very large and he thought this project building would be enormous over there.

Mr. Phinney said he couldn't speak about the operational issues because he doesn't know a whole lot about operating a facility like this. But he is troubled by the math, when he hears that it takes eight, nine minutes to actually take a boat out of the rack and place it in the water. He multiplied that by the number of boats and he understood if operating on a twelve-hour day, it would take three and a half days to take every boat and put it in the water, and that's if you had enough wet slips out in front to store the three hundred and something boats. So he is not sure operationally how that works and it doesn't work for him. He said he wasn't reassured when he asked the question before and learned that Almar wasn't operating a dry stack storage facility anywhere. They had only researched others. He said they would have to raise his comfort level on that.

**Susan Cloke**

Ms. Cloke stated that this was a difficult position for the Design Control Board. She said often the Board is at odds with the design that has been proposed in terms of the design concept or the architecture. She was intrigued with the design has confidence that all the issues could be worked out with great ease and great success if the basic concept of building out over the water could be changed. It is that issue that building out over the water that deeply disturbs her. She found it startling that the Specifications and Minimum Standards of Architectural Treatment and Construction describe the bulkhead zone, define it as the water and riprap area between the bulkhead line and a line parallel to the bulkhead measured at right angles ten feet from the wall. No structure whether fixed or floating may be constructed in this zone. Boats may not be moored within the bulkhead zone. The only allowable intrusion is the gangways necessary to access the floating docks. She said in all the years that she has been sitting on this Board she thinks that had a lessee come forward and said they would like to build out over the water, and in fact the Board has had some lessee offer to do some interesting things over the water, and the Board has just said it wasn't allowed. So now what the Board has is the County proposing to take a project forward, which is a project that would, in all of her years of experience on this Board, not have been allowed to even make an application with going out over the water. She said it seemed to her that if the County had compelling arguments for why this had to be in the water they should have gone through the legitimate public process of changing the rules. She said that whatever the rules are it could not be that the County has one set of rules for the County and another set of rules for the lessee. She said that all of the rules have to be applied equally and those goes from how projects are maintained, the quality of the maintenance of the public infrastructure, as well as the quality of the maintenance of the lessees infrastructure, and that has been an ongoing and a consistent problem in the Marina. But never has she seen it so egregiously demonstrated as here where there would be this opportunity to build out over the water. She does not hold the architect responsible for this. She thinks it was the responsibility of the County to have said in the RFP or in discussions with the architect that this particular partee would not be allowed. She said it disturbed her that this did not happen and she thinks that we go back to the concept and the vision of the Marina.

Ms. Cloke said this Marina is our only marina in our County. It has every possible potential to share in the multi-billion dollar tourist industry which brings so much money into Santa Monica, to Venice, and to other parts of Southern California. We are lacking in the County's share of that money because we don't run the Marina in a way to attract those dollars and in her mind this Marina has the potential to have a world-wide reputation. We could have the kind of regattas that you see all over the world and we can have the facilities that support those regattas; the places to stay, the hotels, the restaurants, the shops, and the recreational opportunities for boating, and also riding bicycles and inline skates that would make us attractive not only for people coming to world-wide regattas but also people coming from all over the County to recreate in the Marina. To rent a boat, to rent a bicycle, to eat in our restaurants, and to stay in our hotels,

bring those tourist dollars which the County needs and which the County should have every expectation of receiving. Ms. Cloke said she thinks there is a problem of what the vision of the Marina is, and we have seen a vision of the Marina that looks at maximizing dollar potential from the built environment which is something that is of course revenue producing. But the built environment exist all over Los Angeles and the Marina only exist here. We are not capitalizing on our best asset and that disturbs her from the point of view of the County needing money.

Ms. Cloke said it also disturbs her from the point of view of the people of Los Angeles needing places to be connected to the water and to have those kind of recreational opportunities. She said she cannot get past the building out over the water, and she cannot get past the idea that the promenade can't be on that side. She said she liked Mr. Phinney's idea of having a promenade and if for safety reasons a arm needs to come down like a railroad crossing, and you have to stand and watch the boat go in and out of the water, she thought would be fun and part of the experience. If you didn't want to do that, you could come back to Fiji Way and go along the other way. But she said there hasn't been enough thought about any of these things so she cannot get past the idea that we would allow a building 97 feet into the water. She also cannot see us as protecting the boaters as she saw the shade and shadow studies. She is one of the people that is down on the water at five or six o'clock in the morning and the Marina is filled with boaters at that time. She said it is not inconsequential to have that height of a building on that location.

Ms. Cloke said that Mr. Wisniewski has asked for the Board to vote tonight. The alternative would be to hold it here for more public comment and more work and she doesn't see the advantage in holding here. She said that we are not making any progress by holding here. She said she is saddened by the fact that the Board's request for alternative designs that responded to the issues that was raised was not submitted to this Board. She would have liked to have had an alternative that she could recommend as opposed to recommending disapproval of this project at least in her own vote. She said she thinks that we have really basic principles here. We have principles of protecting the water areas for the public and the boaters and the people who come to look at it. We have fairness between what the County allows itself and what the County allows other people. She thinks all the other issues of scale, of transparencies and translucency, of making the small building more playful, of parking, she thinks all those other issues can be successfully resolved. But it is not possible for her to begin to resolve them within the framework of a building that goes out over the water.